

**EXHIBIT "A"****PROPERTY DESCRIPTION**

**9,971 SQUARE FEET OF LAND  
SITUATED IN THE JOHN CHILDRESS SURVEY ABSTRACT 250  
AND BEING A PORTION OF THROCKMORTON STREET  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BEING 9,971 SQUARE FEET OF LAND SITUATED IN THE JOHN CHILDRESS SURVEY ABSTRACT 250 AND IN THROCKMORTON STREET, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 14TH STREET, A 60-FOOT WIDE RIGHT-OF-WAY AS SHOWN IN THE BOOK "MAP OF FORT WORTH TEXAS CENTENNIAL EDITION" PUBLISHED BY BROOKS BAKER IN 1949 (BOOK) AND THE EASTERLY RIGHT-OF-WAY LINE OF THROCKMORTON STREET, A 76-FOOT WIDE RIGHT-OF-WAY, AS SHOWN IN SAID BOOK AND ON THE MAP OF DAGGETT'S ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY TEXAS RECORDED IN VOLUME 388-150, PAGE 46, PLAT RECORDS, TARRANT COUNTY, TEXAS AND SAME BEING THE WESTERLY MOST CORNER OF BLOCK A-2-R OF SAID DAGGETT'S ADDITION, FROM WHICH A SET P.K. NAIL FOR THE NORTHERLY MOST CORNER OF SAID BLOCK BEARS NORTH 63°05'07" EAST, 200.00 FEET;

**THENCE** SOUTH 29°54'53" EAST ALONG THE COMMON LINE OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID BLOCK A-2-R, 202.50 FEET TO A SET P.K. NAIL WITH SHINER FROM WHICH A SET P.K. NAIL FOR A SOUTHERLY CORNER SAID BLOCK AND BEING ON THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF FORT WORTH, TEXAS BY INSTRUMENT RECORDED IN DOCUMENT NO. D21113864 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, BEARS SOUTH 88°45'40" EAST, 111.15 FEET;

**THENCE** NORTH 88°45'40" WEST, 112.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "AECOM" SET;

**THENCE** NORTH 03°09'04" EAST, 131.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "AECOM" SET;

**THENCE** NORTHERLY, 22.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°32'06", A RADIUS OF 151.00 FEET AND WHOSE LONG CHORD BEARS NORTH 01°06'59" WEST, 22.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "AECOM" SET;

**THENCE** NORTH 14°23'11" EAST, 20.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A COMPUTED AREA OF 0.229 ACRES OR 9,971 SQUARE FEET OF LAND.

NOTE: DIRECTIONAL CONTROL BASED ON NORTH AMERICAN DATUM OF 1927 AND THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF FORT WORTH BY INSTRUMENT RECORDED IN DOCUMENT No. D204388504, D.R.T.C.T

NOTE: SURVEY SKETCH TO ACCOMPANY THIS LEGAL DESCRIPTION.

Prepared By:  
AECOM TECHNICAL SERVICES, INC.  
PROJECT No. 60219313  
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(IN FEET)  
1 inch = 60 ft.

CITY OF FORT WORTH  
VOLUME 12957, PAGE 115  
D.B.T.C.T.

W. 14TH STREET  
(60' WIDE RIGHT-OF-WAY)  
(SEE NOTE 4)

5R  
TARRANT COUNTY COLLEGE  
VOLUME 7175, PAGE 1040.  
VOLUME 7175, PAGE 1044  
D.R.T.C.T.

BLOCK A-2-R  
DAGGETTS ADDITION

VOLUME 388-150, PAGE 46  
D.R.T.C.T.

~~BLOCK V~~

**15TH STREET**  
(77' WIDE RIGHT-OF-WAY)  
(SEE NOTE 4)

0.229 ACRES  
9,871 SQ. FT.

FOUND 5/8-INCH  
IRON ROD W/CAP  
STAMPED "TNP"

(PART 5)  
CITY OF FORT WORTH, TEXAS  
DOCUMENT No. 0211138647 O.P.R.T.C.T.

FOUND 5/8-INCH  
IRON ROD W/CAP

N88°45'40"W 112.77'

FOUND X  
FOUND X

15TH STREET  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(SEE NOTE 4)

(PART 6)  
CITY OF FORT WORTH, TEXAS  
DOCUMENT No. D211138647  
O.P.B.T.C.T.

1) DIRECTIONAL CONTROL BASED ON NORTH AMERICAN DATUM OF 1927 AND THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF FORT WORTH BY INSTRUMENT RECORDED IN DOCUMENT No. D204388504, P.R.I.C.T..

2) D.R.T.C.T.= DEED RECORDS, TARRANT COUNTY, TEXAS; P.R.T.C.T.= PLAT RECORDS, TARRANT COUNTY, TEXAS; O.P.R.T.C.T.= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AECOM= 5/8-INCH IRON ROD WITH CAP STAMPED "AECOM" SET, PK= SET PK NAIL WITH SHINER.

3) METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS EXHIBIT.

4) SHOWN HEREON AS REFERENCED IN THE BOOK "MAP OF FORT WORTH TEXAS CENTENNIAL EDITION" PUBLISHED BY BROOKS BAKER IN 1949, UNLESS NOTED OTHERWISE.



EXHIBIT SHOWING  
9,971 SQUARE FEET (0.229 ACRES)  
BEING PART OF  
THROCKMORTON STREET  
NO DEED OF RECORD FOUND  
JOHN CHILDRESS SURVEY, ABSTRACT 250

DATE: SEPTEMBER 2011